

# Ryvers Road, Langley SL3 8RZ

£429,950

Freehold

This three bedroom mid terrace family home is offered in a fantastic condition throughout. Ideally located within walking distance to Langley Village, local schools and amenities. This property benefits from a 18ft kitchen with dining area, good size lounge and conservatory. Three bedrooms, additional room in the attic which could be used as a fourth bedroom (STPP). Private enclosed garden with shed. This property benefits from gas central heating and double glazed throughout. Off-street parking for two vehicles. 0.7 miles to Langley Railway Station (CROSSRAIL). EPC Rating D. Sole Agents.

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## Accommodation:

All room dimensions approx.

### Entrance Hall

Radiator, meter cupboard. Stairs to first floor. Doors to

### Lounge 13' 1" x 13' 0" (3.98m x 3.96m)

Front aspect double glazed window, radiator, electric fire place with surround.

### Kitchen/Diner 19' 4" x 8' 8" (5.89m x 2.64m)

Rear aspect double glazed window, range of wall and base units. Integrated dishwasher and extractor fan. Worcester boiler, Double sink and drainer. UPVC door leading to conservatory.

### Conservatory 13' 0" x 8' 8" (3.96m x 2.64m)

Fully double glazed conservatory with privacy blinds fitted and a Polycarbonate roof. Tiled flooring, radiator and double doors leading to patio area.

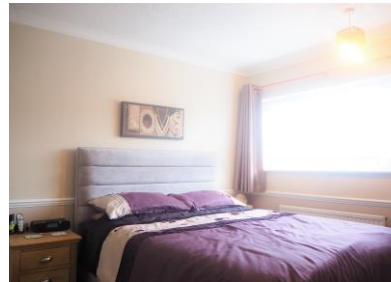
### First Floor

#### First Floor Landing

Rear aspect double glazed window. Pull down ladder leading to additional room/playroom. Doors to

### Master bedroom 13' 3" x 11' 5" (4.04m x 3.48m)

Front aspect double glazed window, built in wardrobe and radiator.



Bedroom Two 13' 0" x 9' 10" (3.96m x 2.99m)  
Front aspect double glazed window, radiator.

Bedroom Three 7' 6" x 8' 3" (2.28m x 2.51m)  
Rear aspect double glazed window, built in wardrobe and radiator.

### Family Bathroom

Rear aspect double glazed window, panel enclosed bath with shower mixer, wash hand basin and radiator.

### WC

Rear aspect double glazed window and WC.

### Second Floor

Additional Room/Play Room 18' 6" x 10' 4" (5.63m x 3.15m) Two double glazed Velux windows. Storage in eaves. Accessed via a pull down ladder.

### Rear Garden

Fully enclosed rear garden. Mainly laid to lawn with a patio and shingle area. Greenhouse and secure shed. Access to the garden from the front of the property.

### Front Garden

Off-street parking for two vehicles.

### Tenure:

**NB: All leasehold information must be verified by your solicitor.**

Appointment: Via B Simmons t:01753 545555 e:langley@bsimmons.co.uk

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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